



**ZONING HEARING BOARD MEETING MINUTES**  
**Wednesday, October 27, 2021 at 7:00pm | Borough Council Chambers**

*Please refer to the Transcript of Testimony of the hearing held on Wednesday, October 27, 2021 at the Borough municipal Building, 59 East High Street, Gettysburg, Pennsylvania for a verbatim record of the proceedings.*

**Call to Order:** A reorganization meeting of the Gettysburg Borough Zoning Hearing Board was called to order at 7:00 p.m. on October 27, 2021 by acting Chair Matthew Teeter, Solicitor for the Board.

**Members Present:** Darlene Brown, Rodger Goodacre, Michael Birkner, John Butterfield

**Staff Members:** Carly Marshall, Planning Director; Matthew Teeter, Zoning Hearing Board Solicitor

**Members of the Public:** Gary Shaffer, Bernard Yannetti, Dominic Picarelli, Denise Matlack, PK Hoover

**Review and Approve Agenda:** Mr. Birkner made a motion to approve the agenda as revised to hold the reorganization after the approval of the agenda. Ms. Brown provided a second, and the motion carried 4-0.

**Reorganization:** Mr. Teeter presided over the reorganization meeting until a new Chair was duly elected. Mr. Birkner nominated Mr. Goodacre as Chair. Ms. Brown provided a second, and the motion carried 4-0. Mr. Goodacre presided over the remainder of the reorganization meeting. Mr. Butterfield nominated Mr. Birkner as Vice-Chair. Ms. Brown provided a second, and the motion carried 4-0. Mr. Birkner nominated Mr. Butterfield as Secretary. Ms. Brown provided a second, and the motion carried 4-0. Mr. Birkner made a motion to adjourn the reorganization meeting. Ms. Brown provided a second, and the motion carried 4-0.

**Call to Order and Pledge of Allegiance:** Mr. Goodacre called the regular meeting of the Gettysburg Borough Zoning Hearing Board to order at 7:05 p.m.

**Introduction of Members and Staff Present:**

Zoning Hearing Board Members: Darlene Brown, Michael Birkner, Rodger Goodacre, John Butterfield  
Stenographer: Corrie Ondrazek  
Solicitor: Matthew Teeter  
Zoning Officer: Carly Marshall

**ZHB-210002 High Street Brews Variance Application:** Mr. Teeter introduced ZHB-210002 application seeking a variance from Section 27-5A05.1 pursuant to Section 27-1402.2.B(2) of the Gettysburg Borough Zoning Ordinance to permit them to enlarge the existing building on the subject property, which is used for nonresidential purposes. The subject property is located in the Moderate Density Residential (R-2) District and the Elm Street (ES) and Streetscape Enhancement (SE) Overlay Districts.

Mr. Teeter introduced the Zoning Hearing Board authority and procedures.

Mr. Yanetti introduced Mr. PK Hoover, proprietor of Gemmell LLC, Gary Shaffer of Shaffer Design and architect on this project, and Dominic Picarelli of KPI Technology the consulting engineer for the project.

Mr. Yanetti stated for the record that the current building size is 4,182 square feet, the proposed addition is 1,789 square feet, and the total proposed square footage of the building is 5,971 square feet.

Mr. Butterfield read the application into record. The applicant applied for a variance to expand a nonconforming commercial building in the Elm Street Overlay District.

Mr. Yanetti presented the case.

Ms. Marshall presented Zoning Officer comment and Planning Commission recommendations.

Ms. Brown provided a motion to approve the Variance based on the evidence provided. Mr. Birkner provided a second to the motion. The motion carried 4-0.

Mr. Goodacre adjourned the hearing at 8:10 p.m.

**Additional Business:** Ms. Marshall informed the Zoning Hearing Board that the Borough has received another Variance application, but that she and Mr. Teeter will not be available for a hearing on the normally schedule date November 24. There was some discussion on alternate dates and times and based on availability of the Zoning Hearing Board members, as well as the stenographer, solicitor, and zoning officer the date of December 1, 2021 at 6:30 p.m. was established for the next meeting of the Zoning Hearing Board.

**Public Comment:** None.

**Adjournment:** Mr. Birkner made a motion to adjourn the meeting of the Zoning Hearing board at 8:20 p.m. Mr. Butterfield provided a second, and the motion carried 4-0.